Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

15/95 Highett Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$490,000		&		\$539,000				
Median sale p	rice								
Median price	\$937,000	Pro	operty Type	Unit			Suburb	Hampton	
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/95 Highett Rd HAMPTON 3188	\$605,000	04/04/2024
2	107/286 Highett Rd HIGHETT 3190	\$555,000	22/03/2024
3	7/2 Thistle Gr HIGHETT 3190	\$549,000	26/03/2024

OR

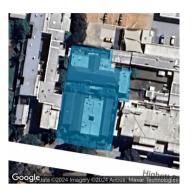
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/04/2024 07:08









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$490,000 - \$539,000 Median Unit Price Year ending March 2024: \$937,000

Comparable Properties



2/95 Highett Rd HAMPTON 3188 (REI)

107/286 Highett Rd HIGHETT 3190 (REI)

D 1



Price: \$605,000 Method: Private Sale Date: 04/04/2024 Property Type: Apartment Agent Comments



Price: \$555,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment

1 2



7/2 Thistle Gr HIGHETT 3190 (REI)



Agent Comments

Agent Comments

Price: \$549,000 Method: Private Sale Date: 26/03/2024 Property Type: Apartment

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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